

ORDINANCE NO. 770210-C

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) THE NORTHWEST PORTION OF LOT 2, CHARLES WENDLANDT SUBDIVISION AND THE NORTHWEST PORTION OF LOT 2, BLOCK 1, BANISTER ACRES, LOCALLY KNOWN AS 1400 WEST BEN WHITE BOULEVARD, AND ALSO BOUNDED BY FORT VIEW ROAD, FROM "GR" GENERAL RETAIL DISTRICT TO "C-1" COMMERCIAL DISTRICT; AND,
 - (2) A 60,000 + SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 1505 WINDSOR ROAD, AND ALSO BOUNDED BY ENFIELD ROAD AND HARRELL LANE, FROM "B" RESIDENCE DISTRICT TO "A" RESIDENCE DISTRICT; AND,
 - (3) LOT "A," STECK ADDITION NO. 2, SAVE AND EXCEPT THE TWO THIRTY-FIVE FOOT ACCESS CORRIDORS LEADING TO SHOAL CREEK BOULEVARD, LOCALLY KNOWN AS 8000 SHOAL CREEK BOULEVARD, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, FIRST HEIGHT AND AREA DISTRICT; AND,
 - (4) LOTS 1, 2, AND 3, BLOCK 1, LA PRELLE PLACE, LOCALLY KNOWN AS 135 WEST OLTORF STREET, AND ALSO BOUNDED BY SOUTH CONGRESS AVENUE (TIPS HOUSE), FROM "C" COMMERCIAL DISTRICT TO "C-H" COMMERCIAL-HISTORIC DISTRICT;
- ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "GR" General Retail District to "C-1" Commercial District on the property described in File C14-76-119, to-wit:

The northwest portion of Lot 2, Charles Wendlandt Subdivision and the northwest portion of Lot 2, Block 1, Banister Acres, as recorded in Volume 3233, at Page 1255, of the Deed Records of Travis County, Texas,

locally known as 1400 West Ben White Boulevard, and also bounded by Fort View Road, in the City of Austin, Travis County, Texas.

PART 2. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "B" Residence District to "A" Residence District on the property described in File C14-76-120, to-wit:

A 60,000 + square foot tract of land, being out of and a part of that certain portion of Lots 21, 22, 23, 24, and 25, Enfield "A," a subdivision of a part of Outlots 6, 7, and 8, Division "Z," of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to a map or plat of said Government Outlots on file in the General Land Office of the State of Texas; a map or plat of said Enfield "A" being of record in Book 3, at Page 44, of the Plat Records of Travis County, Texas; which portion of Lots 21, 22, 23, 24, and 25, Enfield "A," was

conveyed to Maragret Batts Tobin by the following two (2) instruments:

- (1) Last Will and Testament of Mrs. Harriet F. Batts, Cause No. 8827, of record in Volume 84, at Page 305, of the Probate Minutes of Travis County, Texas; and,
- (2) General Warranty Deed, dated July 16, 1937, of record in Volume 567, at Page 390, of the Deed Records of Travis County, Texas.

Said 60,000 \pm square foot tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake at the southwest corner of Lots 21-25, which is the intersection of property lines at the northeast corner of the intersection of Windsor and Enfield Road for a corner;

THENCE, 239.7 feet with the east line of Windsor Road to an iron stake for a corner;

THENCE, easterly on a line making an angle of $85^{\circ} 53'$ with the line just described, a distance of 285.9' \pm to an iron stake for corner;

THENCE, southerly 132.8 feet \pm on a parallel to and 40 feet from the west line of Lots 30, 31, and 32, Enfield "A," to an iron stake for corner;

THENCE, on a curve to route of 184.4 radius, a distance of 97.6 feet to iron stake for corner;

THENCE, southerly parallel to and 30 feet from the west line of Lot 26, Enfield "A," a distance of 121.8 feet;

THENCE, northwesterly with the north line of Enfield Road, said line being parallel to and 50 feet from curb line, a distance of 224.7 feet to the POINT OF BEGINNING,

locally known as 1505 Windsor Road, and also bounded by Enfield Road and Harrell Lane, in the City of Austin, Travis County, Texas.

PART 3. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from Interim "A" Residence, Interim First Height and Area District to "D" Industrial, First Height and Area District on the property described in File C14-76-112, to-wit:

Lot "A," Steck Addition No. 2, SAVE AND EXCEPT, the two thirty-five foot access corridors leading to Shoal Creek Boulevard, a subdivision in the City of Austin, Travis County, Texas, according to a map or plat of record in Book 62, at Page 5, of the Plat Records of Travis County, Texas,

locally known as 8000 Shoal Creek Boulevard, in the City of Austin, Travis County, Texas.

PART 4. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation from "C" Commercial District to "C-H" Commercial-Historic District on the property described in File C14h-74-002, to-wit:

Lots 1, 2, and 3, Block 1, La Prella Place, as recorded
in Volume 5091, at Page 490, of the Deed Records of Travis
County, Texas,

locally known as 135 West Oltorf Street, and also bounded by South Congress Avenue (Tips House), in the City of Austin, Travis County, Texas.

PART 5. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 6. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

February 10, 1977

APPROVED:

City Attorney

X
X
X
X

ATTEST:

Mayor

City Clerk

10FEB77

JM:vs